

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326**

REGULAR MEETING

December 14, 2004

7:00 P.M.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623.386.8299) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing impairment.

AGENDA ITEM

RECOMMENDED BOARD ACTION

1. CALL TO ORDER

1. None

2. ROLL CALL

2. None

3. APPROVAL OF MINUTES

3. Possible motion to approve the minutes of the November 23, 2004 Regular Meeting

3. Withdrawals / Continuances, Old Business

4. As Presented

4A. RZ04-373: Cowley Companies Rezoning

Request by Kevin Whitenack, Cowley Companies, for the Rezoning of approximately 125 acres generally located at the southeast corner of I-10 and Wilson Road from R-43, Maricopa County, to 30 acres of Commercial Center, 19 acres General Commerce and 76 acres Planned Residential.

4A. Public hearing, discussion and possible motion.

4B. PP04-236: Buckeye 240 Preliminary Plat

Request by Coe & Van Loo Consultants, Inc. on behalf of Voyager Investment Properties for the Preliminary Plat approval of a development known as Buckeye 240. This parcel is generally located southwest of the intersection of Southern Avenue & Rooks Road and is proposed to have 904 single family lots on 219.70 net acres.

4B. Public hearing, discussion and possible motion.

4C. GPA(m)04-361: Rosztoczy Minor GPA

Request by Fer Properties for the Minor General Plan Amendment of approximately 12 acres of land located generally northeast of the intersection of Apache Road and Broadway Road, or generally located in a portion of the Southwest Quarter of Section 21, Township 1 South, Range 3 West of the Gila & Salt River Base & Meridian, Maricopa County, Arizona; from the PR, Planned Residential Land Use District to that of the CC, Commercial Center Land Use District.

4C. Discussion and possible motion.

4D. RZ04-362: Rosztoczy Rezoning

Request by Fer Properties for the Rezoning of approximately 12 acres of land located generally northeast of the intersection of Apache Road and Broadway Road, or generally located in a portion of the Southwest Quarter of Section 21, Township 1 South, Range 3 West of the Gila & Salt River Base & Meridian, Maricopa County, Arizona; from the PR, Planned Residential Land Use District to that of the CC, Commercial Center Land Use District.

4D. Public hearing, discussion and possible motion.

NEW BUSINESS:

5A. PP04-291: Blue Horizon's Preliminary Plat

Request by RBF Consulting on behalf of Lennar Homes for preliminary plat approval of Blue Horizons located north of Yuma Road and east of Tuthill Road. This subdivision proposes 1,977 single-family lots on approximately 526.16 acres.

5B. PP04-160: Sundance Parcel 45B Preliminary Plat

Request by David Ullrich of RBF Consulting on behalf of Dietz Crane Homes for the Preliminary Plat approval of a development known as Sundance Parcel 45B. This parcel is generally located northwest of the intersection of Durango Street and Rainbow Road and is proposed to have 40 single family lots on 15.98 net acres.

5C. M-CMPA03-148: Tartesso West

Request by Bob Speirs of Stardust Development for the Community Master Plan, Major Amendment of Tartesso West (approved by ordinance on August 19, 2003) for the addition of 2 parcels, totaling approximately 272 acres and subsequent land uses noted thereof, the addition of wireless telecommunications procedures and permitting; and lastly an amendment to procedure, to allow Site Plans to be reviewed administratively. Site locations affected by this Major Amendment involve all of those areas within the Tartesso West, Community Master Plan and other areas as specifically noted a portion of Section 29, Township 2 North, Range 3 West and a portion of Section 35, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5D. SIGN04-274: Tartesso West Signage

Request by Bob Speirs of Stardust Development for the comprehensive and temporary sign plan package for the Tartesso West, Community Master Plan, as applied to areas generally located west of the Sun Valley Parkway and north of Thomas Road.

5E. RZ04-420: Grafton Farms Rezone

Request by RBR Properties for the Rezoning of approximately 79 acres generally located at the northeast corner of Turner Road and Lower Buckeye Road from GC, General Commerce, to Planned Residential.

5F. PP04-229: Cottonwood Preliminary Plat

Request by Cindy Paddock, David Evans & Associates, for preliminary plat approval of Cottonwood located east of Jackrabbit Trail and north and south of Lower Buckeye Road. This subdivision proposes 999 single-family lots on approximately 281.10 acres.

NEW BUSINESS: As Presented

5A. Public hearing, discussion and possible motion.

5B. Public hearing, discussion and possible motion.

5C. Public hearing, discussion and possible motion.

5D. Public hearing, discussion and possible motion.

5E. Public hearing, discussion and possible motion.

5F. Public hearing, discussion and possible motion.

5G. PP04-176: Sunstone Homes Preliminary Plat

Request by Lane Spencer, Sunstone Homes, for preliminary plat approval of Siesta Lago Estates located east of Watson Road and north of Broadway Road. This subdivision proposes 122 single-family lots on approximately 28.89 acres.

5G. Public hearing, discussion and possible motion.

5H. A04-13: Cipriani Annexation

Request by Penny Newton of CMX L.L.C. on behalf of Cipriani, L.L.C. for the annexation of approximately 447 acres into the Town of Buckeye as generally located in two locations, one location generally being southwest of Interstate 10 and Johnson Road and the other in general proximity to the intersection of Broadway Road and Johnson Road with both areas also generally being located in portions of Sections 12, 13, 23, 24, and 25, Township 1 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5H. Discussion and possible motion.

5I. MGPA04-250: Cipriani MGPA

Request by Penny Newton of CMX L.L.C. on behalf of Cipriani, L.L.C. for the Major General Plan Amendment of 355 acres from the RR, Rural Residential Land Use District to the PC, Planned Community Land Use District in the Town of Buckeye as generally located in two locations, one location generally being southwest of Interstate 10 and Johnson Road and the other in general proximity to the intersection of Broadway Road and Johnson Road with both areas also generally being located in portions of Sections 12, 13, 23, 24, and 25, Township 1 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5I. Public hearing, discussion and possible motion.

5J. RZ04-251: Cipriani Rezone

Request by Penny Newton of CMX L.L.C. on behalf of Cipriani, L.L.C. for the Rezoning of 2,005 acres from the RR, Rural Residential Land Use District to the PC, Planned Community Land Use District in the Town of Buckeye as generally located in two locations, one location generally being southwest of Interstate 10 and Johnson Road and the other in general proximity to the intersection of Broadway Road and Johnson Road with both areas also generally being located in portions of Sections 12, 13, 23, 24, and 25, Township 1 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

5J. Public hearing, discussion and possible motion.

5K. TUP04-478: Westpark Signage

Request by Motivational Systems, Inc. representing homebuilders within "WestPark" (Hacienda, Canterra, Homelife and Beazer) for approval of a temporary use permit allowing temporary signage.

5K. Public hearing, discussion and possible motion.

5L. TUP04-427: KB Home Signage

Motivational Systems Inc. on behalf of KB Home, a homebuilder in the Santarra (Buckeye 320-FP03-320) subdivision is requesting the approval of a Temporary Use Permit for the installation of a Temporary Sign Plan Package.

6. COMMENTS FROM THE PUBLIC

Members of the audience may comment on non-agenda items.

7. REPORTS FROM STAFF

8. REPORTS FROM DEVELOPMENT BOARD

9. ADJOURNMENT

5L. Public hearing, discussion and possible motion.

6. None – State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

7. As Presented

8. As Presented

9. Motion to Adjourn